

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name: Area 70 – Snoqualmie Valley

Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 164

Range of Sale Dates: 1/2001 -12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2002 Value	\$99,700	\$214,200	\$313,900	\$323,000	97.2%	9.93%
2003 Value	\$105,100	\$214,300	\$319,400	\$323,000	98.9%	9.63%
Change	+\$5,400	+\$100	+\$5,500		+1.7%	-0.30%
%Change	+5.4%	+0.0%	+1.8%		+1.7%	-3.02%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.30% and -3.02% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2002 Value	\$110,000	\$199,000	\$309,000
2003 Value	\$116,000	\$200,700	\$316,700
Percent Change	+5.5%	+0.9 %	+2.5 %

Number of improved Parcels in the Population: 2086.

Summary of Findings The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, building grade 10 improvements built or renovated after 1990, homes located in subarea 3 and built or renovated during 1981-1990 had a higher average ratio (assessed value/sales price) than other improvements and formula adjusts these properties upward less than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

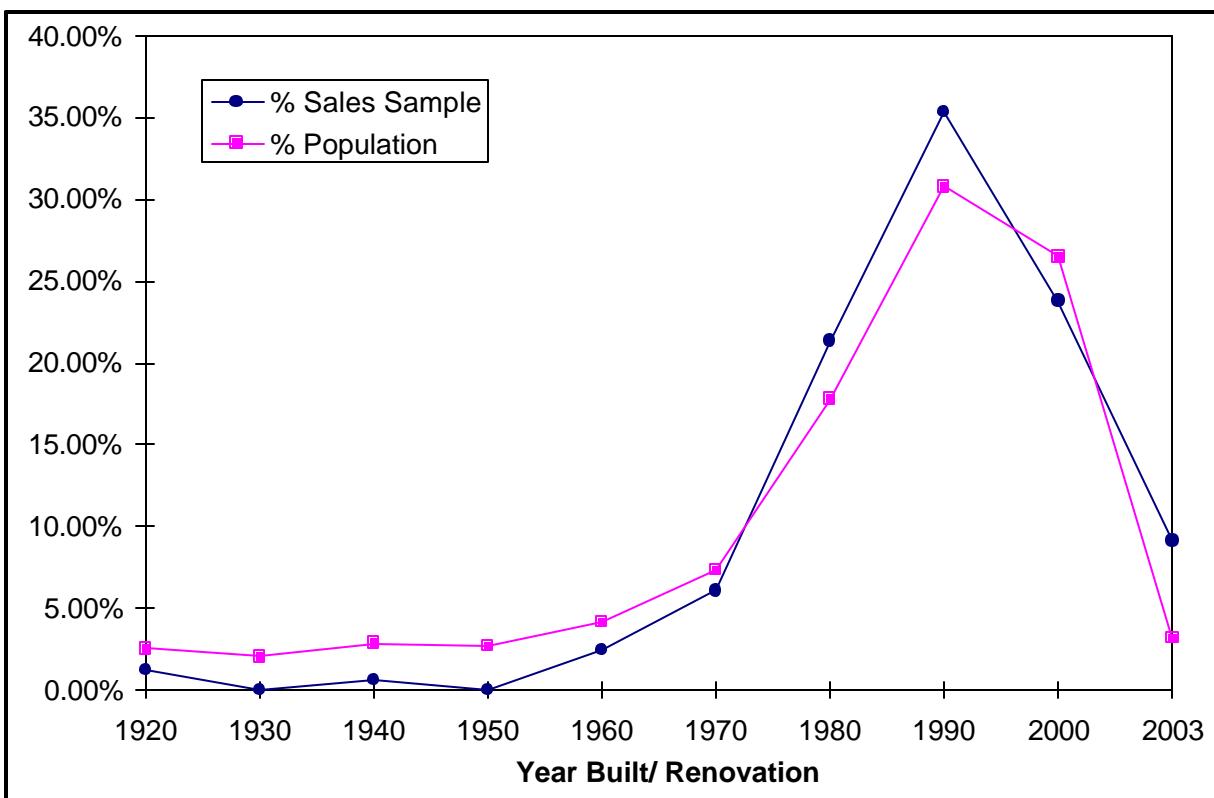
Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample

Year Built	Frequency	% Sales Sample
1920	2	1.22%
1930	0	0.00%
1940	1	0.61%
1950	0	0.00%
1960	4	2.44%
1970	10	6.10%
1980	35	21.34%
1990	58	35.37%
2000	39	23.78%
2003	15	9.15%
	164	

Population

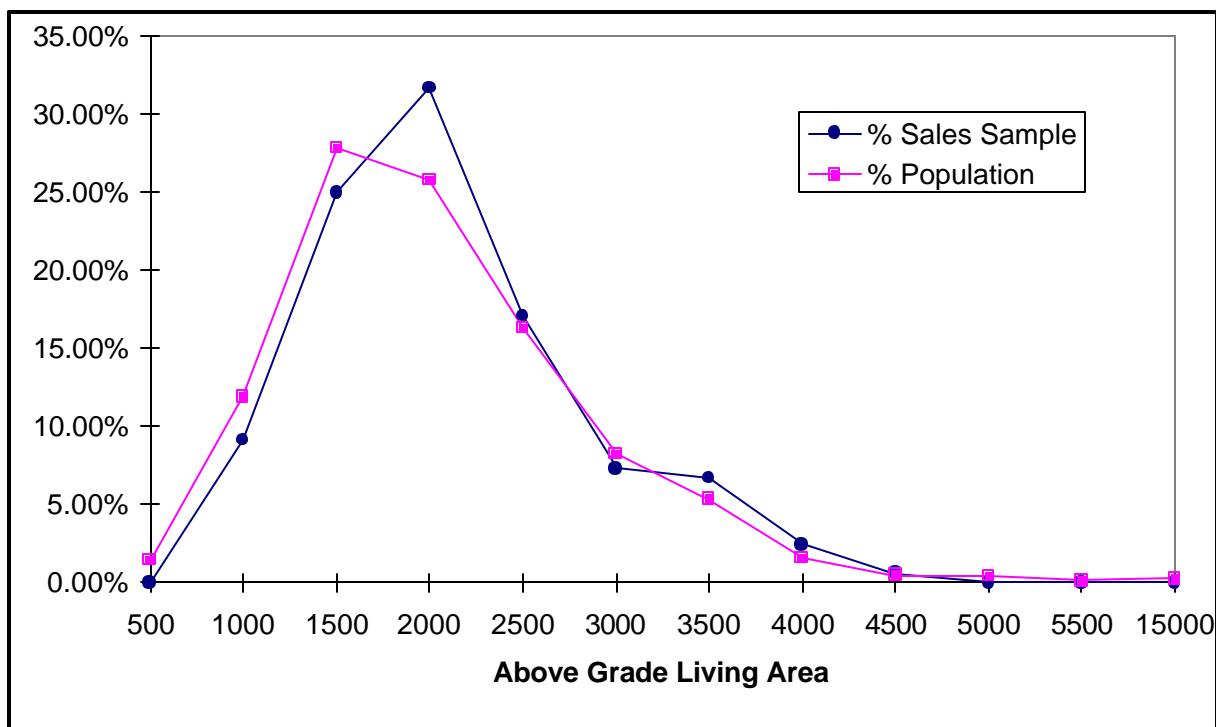
Year Built	Frequency	% Population
1920	53	2.54%
1930	43	2.06%
1940	60	2.88%
1950	56	2.68%
1960	87	4.17%
1970	154	7.38%
1980	371	17.79%
1990	642	30.78%
2000	553	26.51%
2003	67	3.21%
	2086	



The sales sample frequency distribution follows the population distribution very closely with regard to year built. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

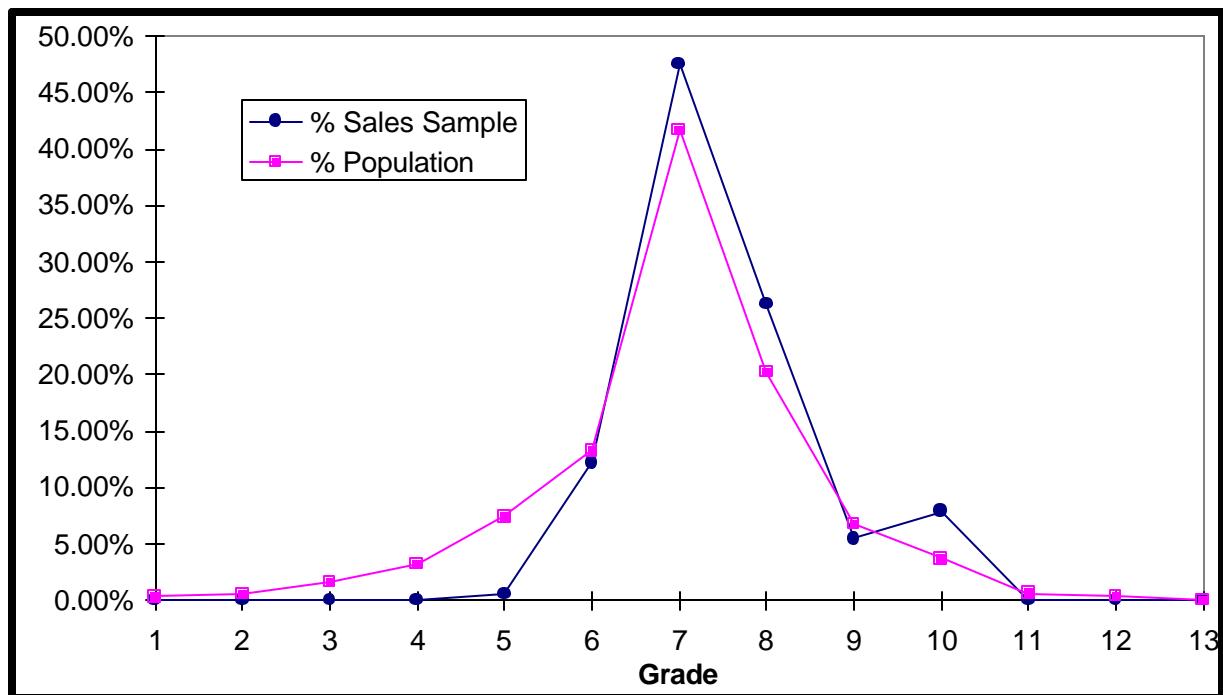
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	31	1.49%
1000	15	9.15%	1000	249	11.94%
1500	41	25.00%	1500	581	27.85%
2000	52	31.71%	2000	539	25.84%
2500	28	17.07%	2500	341	16.35%
3000	12	7.32%	3000	172	8.25%
3500	11	6.71%	3500	112	5.37%
4000	4	2.44%	4000	33	1.58%
4500	1	0.61%	4500	10	0.48%
5000	0	0.00%	5000	9	0.43%
5500	0	0.00%	5500	3	0.14%
15000	0	0.00%	15000	6	0.29%
164			2086		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

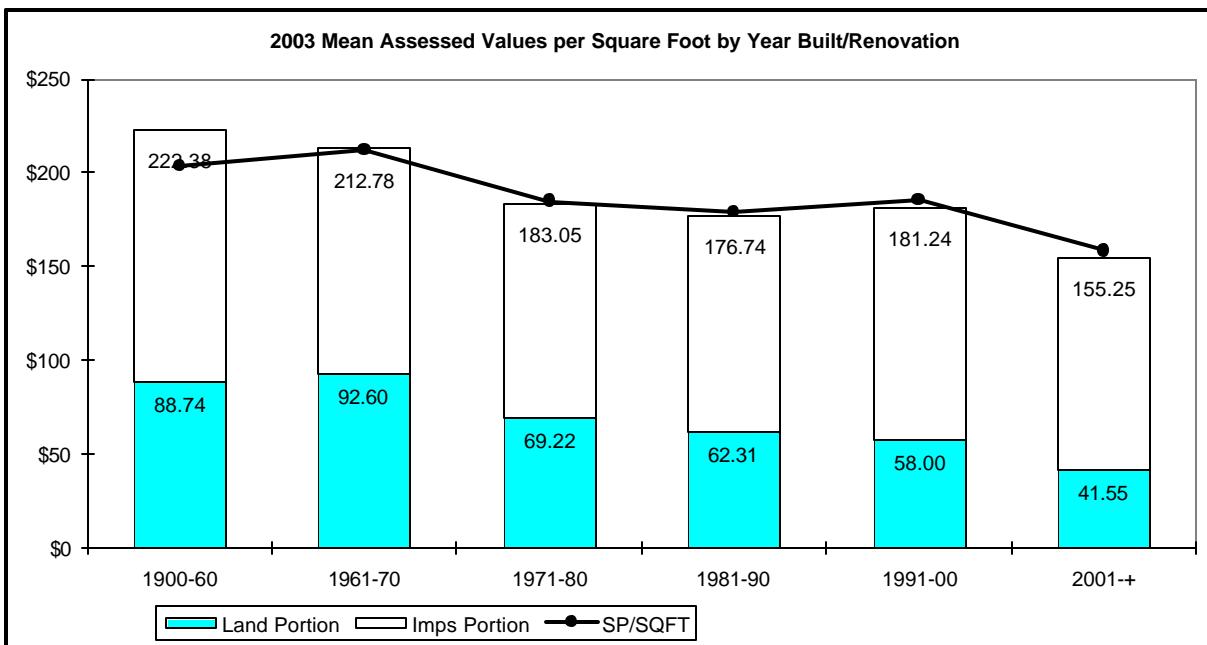
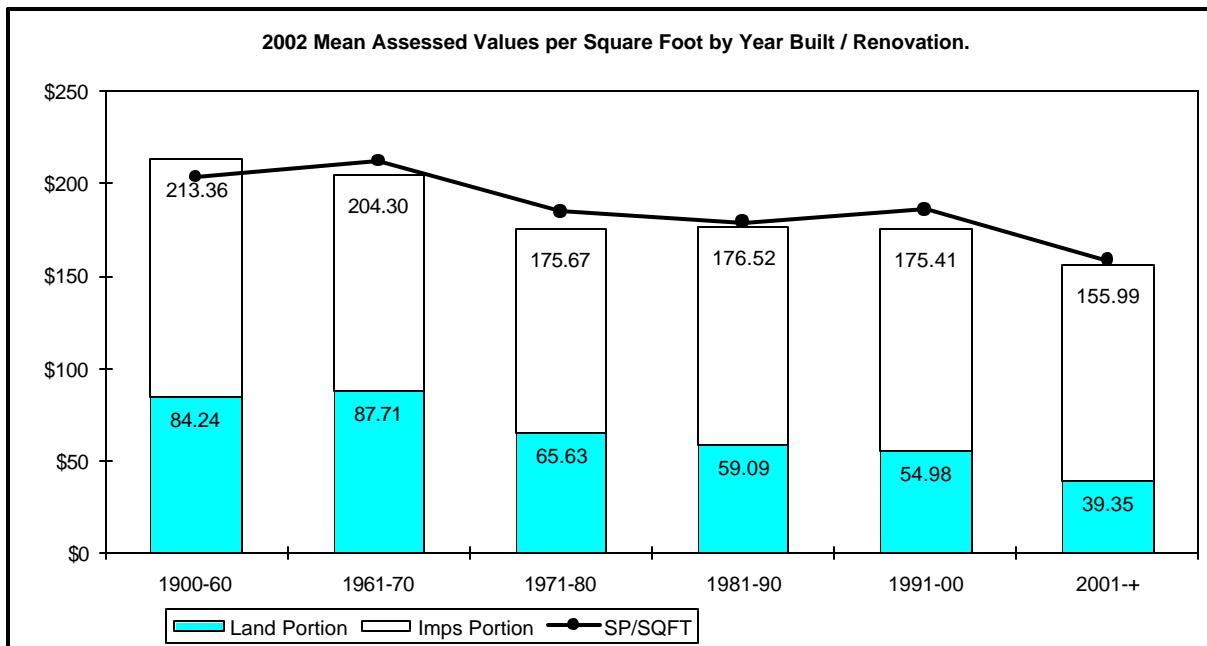
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	7	0.34%
2	0	0.00%	2	12	0.58%
3	0	0.00%	3	35	1.68%
4	0	0.00%	4	67	3.21%
5	1	0.61%	5	155	7.43%
6	20	12.20%	6	277	13.28%
7	78	47.56%	7	869	41.66%
8	43	26.22%	8	422	20.23%
9	9	5.49%	9	142	6.81%
10	13	7.93%	10	77	3.69%
11	0	0.00%	11	14	0.67%
12	0	0.00%	12	8	0.38%
13	0	0.00%	13	1	0.05%
	164			2086	



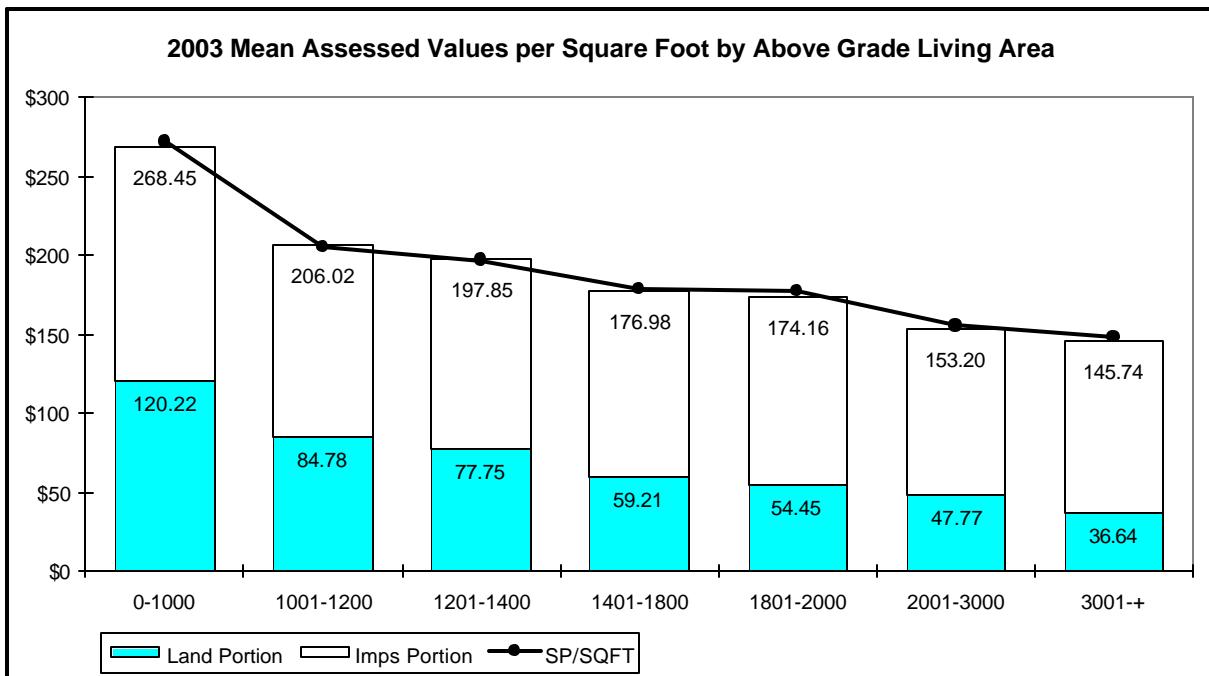
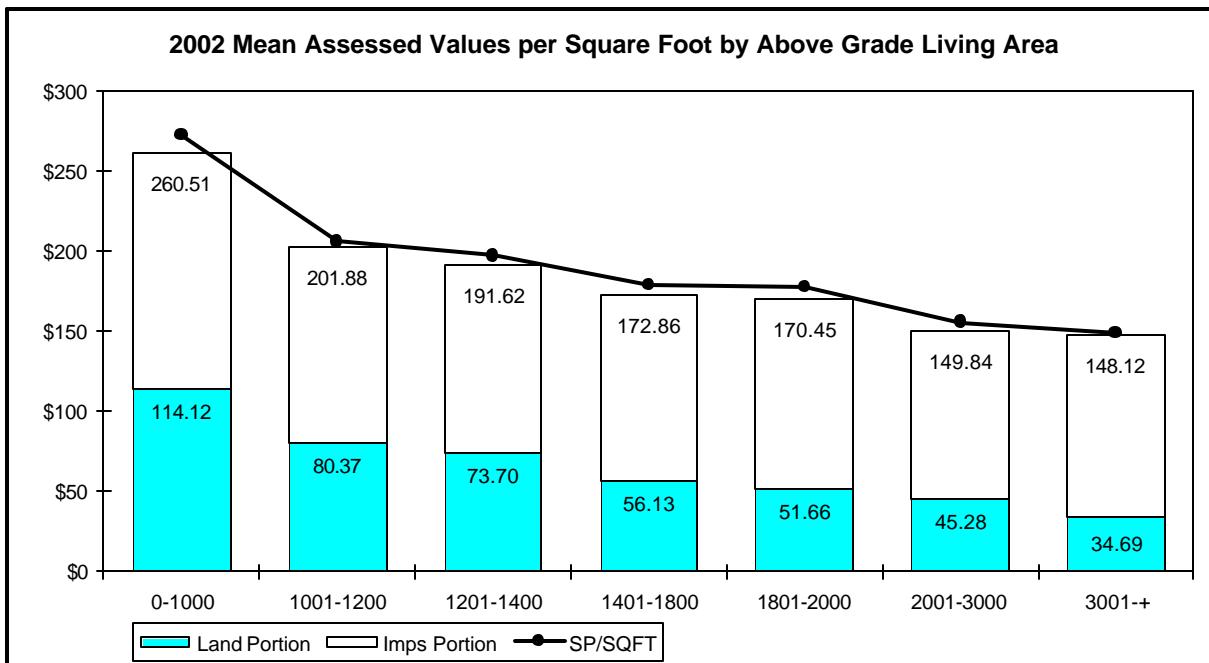
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated**



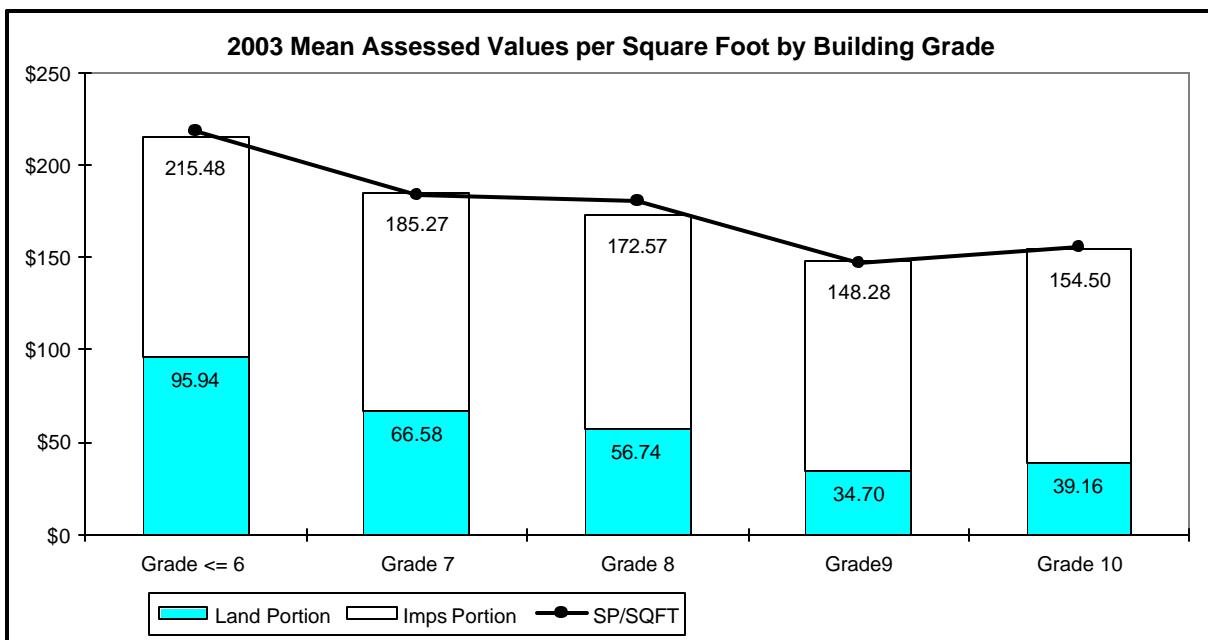
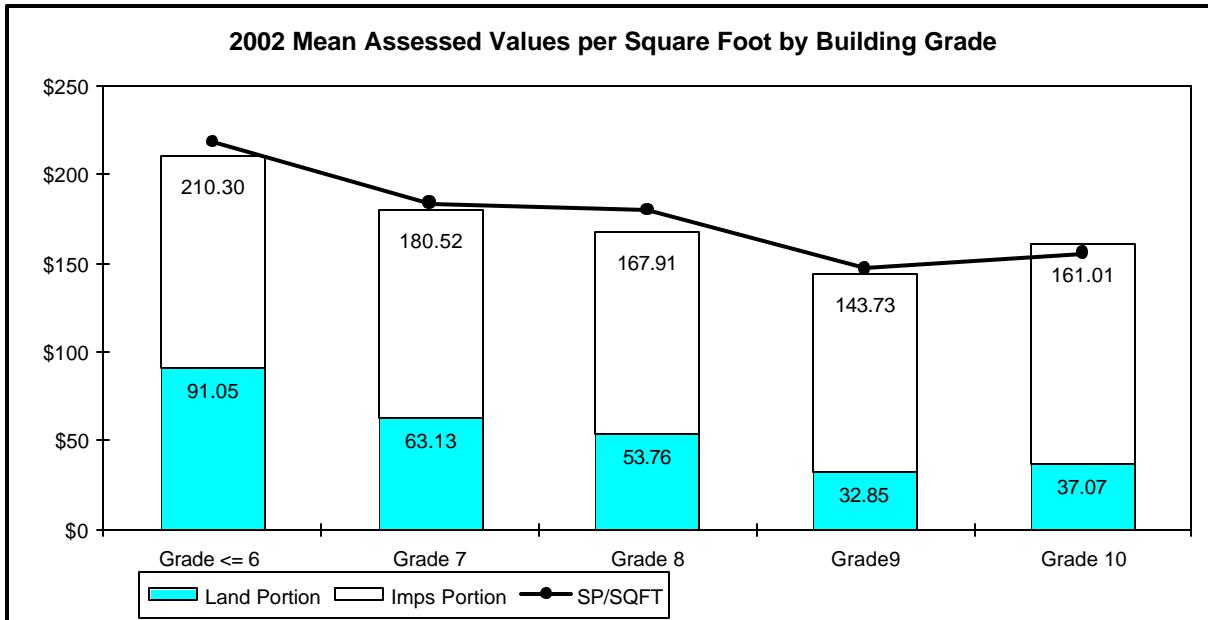
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There were not enough sales of homes built from 1900-1960.

**Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Personnel & Participation

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

There were 34 vacant land sales used in the analysis. A ratio study of 34 vacant sales indicated a 5.93% adjustment for all land values. The following formula will be applied to all land:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} / 0.944$$

or

$$2003 \text{ Land Value} = 2002 \text{ Land Value} * 1.0593$$

Note: There would be no change if 2002 land value is less than or equal to \$10,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 164 usable residential sales in the Snoqualmie Valley.

The chosen adjustment model was developed using multiple regression. The 2002 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that several characteristic -based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, building grade 10 improvements built or renovated after 1990, homes located in subarea 3 and built or renovated during 1981-1990 had a higher average ratio (assessed value/sales price) than other improvements and formula adjusts these properties upward less than others thus improving equalization.

The derived adjustment formula is:

2003 Total Value = 2002 Total Value / {0.9576421 + (0.04119718 if year built or renovation 1981-1990 and subarea 3) + (0.08328097 if year built or renovation after 1990 and building grade 10)}

The resulting total value is rounded down to the next \$1,000, *then:*

2003 Improvements Value = 2003 Total Value minus 2003 Land Value

An explanatory adjustment table is included in this report on page 12.

Improved parcel Update (Continued)

Other: *If multiple houses exist on a parcel, the formula derived from the primary building is used.

*If a house and mobile home exist, the formula derived from the house is used.

If “ accessory improvements only *”, then:

“2003 Total Value = New land Value + 2002 Imps Value * 1.0” with result rounded down to the next \$1,000.

then, 2003 Imps Value = 2003 Total Value – 2003 Land Value.

**These may include parcels with houses that have no characteristics data in the Assessor’s database.*

If vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less or “No Perc” (SewerSystem=3) will be:
Previous land Value *1.0 Or Previous Improvement Value * 1.0.

If improvements “Building Grade 1-4”, they will be treated as accessories:

“2003 Total Value for Building Grade 1-4 = New Land Value + (2002 Imps Value * 1.0)” with result rounded down to the next \$1,000

If improvements on “exception parcels” (poor condition or % net condition >0), then

“2003 Total Value = New Land Value + (2002 Imps Value * 1.0)” with result rounded down to the next \$1,000

Mobile Home Update

There are 24 mobile homes sales used in the analysis. A ratio study of 24 sales indicated that previous year value should be carried over for all mobile homes. The following formula will be applied to all mobile homes:

2003 mobile home Value = New Land value + 2002 Imp Value *1.00

Model Validation

Area-wide ratio Reports and several charts indicating, Before and After Adjustment, assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools. These tools help explain variable selection and model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model while not contained within this report is available on request.

Area 70 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

4.4%

Year Built or Renovation

1981-1990 and Subarea 3

Yes

% Adjustment

-4.3%

Year Built or Renovation

1991 + and Building

Grade 10

Yes

% Adjustment

-8.4%

Comments and Examples:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, homes located in subarea 3 and homes built or renovated between 1981-1990 would receive 0.1% upward adjustment (4.4% Overall - 4.3% year built or renovation after 1981-1990 and Subarea 3). 617 homes out of 2086 homes would get this adjustment.

Building grade 10 homes built or renovated after 1990 would receive 4.0% downward adjustment (4.4% Overall - 8.4% year built or renovation during 1991+ and grade 10). 68 homes out of 2086 homes would get this adjustment.

Approximately, 67.1% of the population in the area are adjusted by the overall alone. There are 2086 parcels with one improvement consisting of 1-3 living units.

Area 70 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.9.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5	1	0.775	0.808	4.3%	N/A	N/A
6	20	0.984	1.007	2.4%	0.953	1.061
7	78	0.981	1.005	2.5%	0.985	1.025
8	43	0.934	0.960	2.8%	0.932	0.988
9	9	0.962	0.995	3.4%	0.889	1.101
10	13	1.033	0.991	-4.0%	0.943	1.039
Year Built	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1960	7	1.070	1.115	4.2%	0.984	1.245
1961-1970	10	0.963	1.003	4.2%	0.931	1.075
1971-1980	35	0.948	0.988	4.2%	0.953	1.023
1981-1990	58	0.991	0.992	0.1%	0.971	1.014
1991-2000	39	0.947	0.973	2.8%	0.939	1.008
2001 - +	15	0.992	0.980	-1.2%	0.943	1.017
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Average	152	0.969	0.985	1.6%	0.970	1.000
Good	11	0.997	1.039	4.2%	0.965	1.113
Very Good	1	1.123	1.171	4.3%	N/A	N/A
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	79	0.964	0.990	2.8%	0.969	1.012
1.5	20	0.979	0.990	1.1%	0.937	1.043
2	64	0.978	0.988	1.0%	0.964	1.011
2.5	1	0.926	0.967	4.4%	N/A	N/A
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	143	0.974	0.989	1.5%	0.974	1.004
Y	21	0.957	0.987	3.2%	0.929	1.045
Year Built or Renovation 1991+ and Grade 10	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	151	0.963	0.989	2.7%	0.973	1.004
Y	13	1.033	0.991	-4.0%	0.943	1.039

Area 70 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.9.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

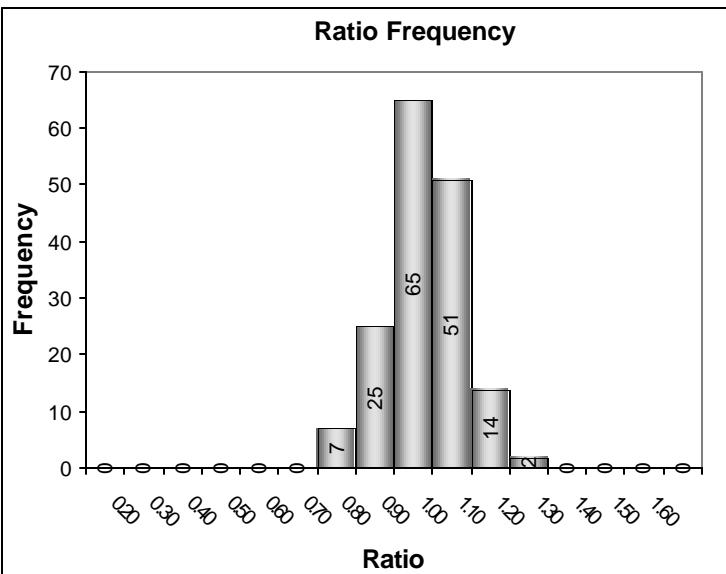
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-1000	12	0.931	0.955	2.6%	0.863	1.048	
1001-1200	11	0.978	0.996	1.9%	0.951	1.042	
1201-1400	14	0.957	0.994	3.8%	0.945	1.042	
1401-1800	40	0.985	1.006	2.2%	0.977	1.035	
1801-2000	17	0.973	0.989	1.7%	0.950	1.028	
2001-3000	52	0.963	0.986	2.5%	0.956	1.017	
3001 - +	18	0.992	0.980	-1.2%	0.944	1.015	
Waterfront Y/N		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	147	0.976	0.991	1.6%	0.975	1.006	
Y	17	0.943	0.974	3.2%	0.916	1.031	
Year Built or Renovation 1981-1990 and Subarea 3		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	108	0.962	0.987	2.6%	0.967	1.007	
Y	56	0.994	0.994	0.0%	0.972	1.015	
Sub Area		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	3	0.981	0.955	-2.7%	0.779	1.131	
3	160	0.971	0.990	1.9%	0.975	1.005	
5	1	1.056	1.102	4.4%	N/A	N/A	
Lot Size		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5000-16000	26	0.946	0.978	3.4%	0.929	1.028	
16001-20000	20	0.979	1.004	2.6%	0.976	1.033	
20001-30000	16	0.938	0.967	3.1%	0.922	1.012	
30001-43559	11	0.987	0.987	0.0%	0.950	1.024	
1AC-3AC	36	0.984	0.999	1.5%	0.967	1.031	
3.01AC-5AC	37	0.989	1.005	1.6%	0.973	1.038	
5.1AC-10AC	16	0.984	0.984	0.0%	0.927	1.040	
>10AC	2	0.787	0.821	4.27%	0.821	0.821	

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: NE/ Team 3	Lien Date: 01/01/2002	Date of Report: 6/10/2003	Sales Dates: 1/2001 - 12/2002
Area 70	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	164		
Mean Assessed Value	313,900		
Mean Sales Price	323,000		
Standard Deviation AV	102,571		
Standard Deviation SP	108,533		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.978		
Median Ratio	0.977		
Weighted Mean Ratio	0.972		
UNIFORMITY			
Lowest ratio	0.738		
Highest ratio:	1.224		
Coefficient of Dispersion	7.88%		
Standard Deviation	0.097		
Coefficient of Variation	9.93%		
Price Related Differential (PRD)	1.007		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.958		
<i>Upper limit</i>	0.997		
95% Confidence: Mean			
<i>Lower limit</i>	0.963		
<i>Upper limit</i>	0.993		
SAMPLE SIZE EVALUATION			
N (population size)	2086		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.097		
Recommended minimum:	15		
Actual sample size:	164		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	83		
# ratios above mean:	81		
<i>Z:</i>	0.156		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



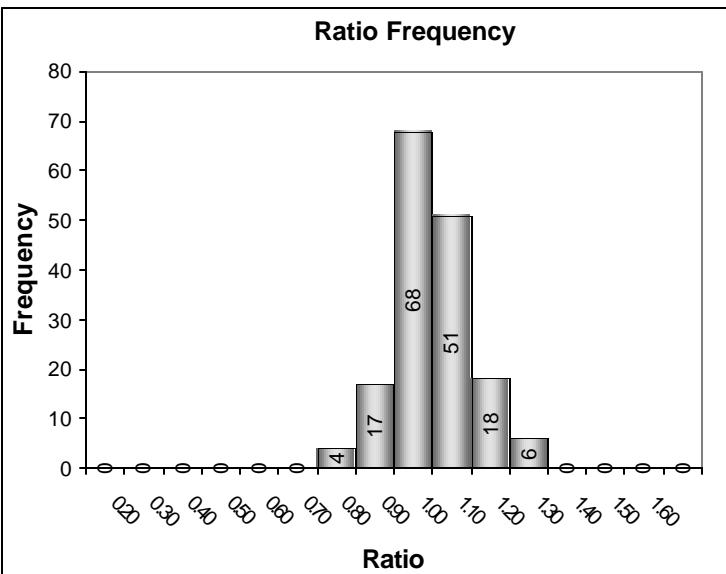
COMMENTS:

1 to 3 Unit Residences throughout area 70.

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: NE/ Team 3	Lien Date: 01/01/2003	Date of Report: 6/10/2003	Sales Dates: 1/2001 - 12/2002
Area 70	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	164		
Mean Assessed Value	319,400		
Mean Sales Price	323,000		
Standard Deviation AV	99,430		
Standard Deviation SP	108,533		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.996		
Weighted Mean Ratio	0.989		
UNIFORMITY			
Lowest ratio	0.769		
Highest ratio:	1.244		
Coefficient of Dispersion	7.60%		
Standard Deviation	0.096		
Coefficient of Variation	9.63%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.971		
<i>Upper limit</i>	1.015		
95% Confidence: Mean			
<i>Lower limit</i>	0.984		
<i>Upper limit</i>	1.013		
SAMPLE SIZE EVALUATION			
N (population size)	2086		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.096		
Recommended minimum:	15		
Actual sample size:	164		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	86		
# ratios above mean:	78		
<i>Z:</i>	0.625		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 70.

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	152606	9037	06/25/01	345000	1570	0	8	1985	3	90604	N	N	14906 W SNOQUALMIE VALLEY RD NE
1	252606	9100	05/01/01	725000	3730	0	10	2001	3	222449	N	N	11725 268TH Dr. NE
1	252606	9087	07/22/02	719000	3900	0	10	2001	3	222098	N	N	11833 268th Dr. NE
3	801610	0085	03/28/01	151000	720	0	5	1910	3	7750	N	N	9404 CARNATION-DUVALL RD NE
3	042507	9065	05/25/01	315000	750	0	6	1986	3	217800	Y	N	9540 CARNATION-DUVALL RD NE
3	404720	0105	07/21/01	368000	820	0	6	1995	3	23070	Y	Y	19920 324TH AV NE
3	404550	0485	06/10/02	188000	830	0	6	1980	3	123274	N	N	11228 E LAKE JOY DR NE
3	404660	0760	04/16/02	194950	840	0	6	1967	4	17550	N	N	11428 320TH AV NE
3	404550	0656	02/26/01	162500	890	0	6	1962	3	23850	N	N	10720 E LAKE JOY DR NE
3	272607	9056	08/15/02	248000	920	0	6	1955	3	426016	N	N	11714 KELLY RD NE
3	155000	0600	08/27/02	229000	950	0	6	1981	3	211013	N	N	20015 320TH AV NE
3	154950	0170	10/01/01	265000	960	0	6	1982	3	205493	N	N	31708 NE CHERRY VALLEY RD
3	404720	0950	11/17/02	175000	1000	0	6	1960	3	31505	N	N	32823 NE 195TH ST
3	404550	0835	03/27/02	265000	1150	0	6	1965	4	17906	Y	Y	10808 W LAKE JOY DR NE
3	342607	9030	05/02/02	227000	1170	0	6	1986	3	29658	N	N	10600 KELLY RD NE
3	272507	9033	12/24/02	219950	1200	0	6	1918	4	112514	N	N	1930 324TH AV NE
3	404650	0830	10/28/02	267000	1240	560	6	1985	3	18546	Y	Y	10603 320TH AV NE
3	332607	9022	01/07/02	209000	1250	0	6	1965	3	26323	N	N	30915 NE 104TH ST
3	162607	9133	07/25/02	254000	1430	0	6	1987	3	56628	N	N	16208 309TH AV NE
3	404650	0410	10/22/01	232000	1440	0	6	1979	3	17600	N	N	10406 320TH AV NE
3	162607	9123	07/16/02	349950	1640	0	6	1985	3	219119	N	N	31819 NE 147TH PL
3	404650	0550	08/14/01	202950	1710	0	6	1984	3	21277	N	N	10405 320TH AV NE
3	252606	9062	01/29/02	310000	2370	0	6	1931	5	130680	N	N	27032 NE 124TH ST
3	404720	0265	09/28/01	239950	620	480	7	1980	3	18900	Y	Y	32719 NE 202ND ST
3	404650	0340	06/18/02	210000	830	0	7	1969	3	15295	N	N	31659 NE 104TH ST
3	282607	9068	10/22/01	279000	970	670	7	1956	4	222591	N	N	12434 ODELL RD NE
3	404660	1410	12/14/01	219850	970	600	7	1995	3	14812	N	N	31133 NE 111TH ST
3	042507	9055	12/06/02	240000	980	0	7	1988	3	36590	N	N	32047 NE 94TH ST

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	404720	0745	05/16/02	180000	1010	0	7	1990	3	21950	N	N	19835 324TH AV SE
3	404670	0020	08/15/01	226000	1040	480	7	1979	3	15080	N	N	10211 317TH AV NE
3	404650	0930	09/23/02	285000	1060	1060	7	1965	4	13455	Y	Y	31628 NE 106TH ST
3	404650	0630	03/27/01	226000	1080	440	7	1989	3	16200	N	N	31632 NE 104TH ST
3	404720	0880	08/30/01	219000	1100	0	7	1986	3	16886	Y	N	32623 NE 195TH ST
3	404660	1020	08/17/01	179950	1120	0	7	1980	3	15000	N	N	31804 NE 110TH ST
3	404671	0270	11/28/01	214000	1140	500	7	1979	3	12675	N	N	31727 NE 115TH PL
3	404670	0270	11/15/01	223000	1150	0	7	1981	3	15000	N	N	31836 NE 103RD ST
3	404660	0420	04/10/02	219990	1170	0	7	1980	3	18624	N	N	31730 NE 111TH ST
3	404660	0690	09/06/01	227000	1190	0	7	1989	3	14175	N	N	31922 NE 144TH PL
3	404660	0740	11/14/01	210000	1230	0	7	1979	3	39200	N	N	11504 320TH AV NE
3	404670	0100	05/28/02	215000	1240	0	7	1979	3	13728	N	N	31757 NE 102ND PL
3	102507	9063	01/09/02	347500	1250	0	7	1979	3	435164	N	N	33122 NE 78TH ST
3	212607	9068	12/12/01	305000	1250	400	7	1981	3	190786	N	N	31116 NE 139TH ST
3	404550	0540	10/08/01	229000	1250	0	7	1978	3	13725	Y	Y	10769 E LAKE JOY DR NE
3	404650	0450	08/29/02	241500	1250	0	7	1978	4	15000	N	N	10440 320TH AV NE
3	404650	0140	04/05/02	210000	1280	0	7	1980	3	13520	N	N	31307 NE 106TH ST
3	404671	0230	11/09/01	271000	1310	730	7	1996	3	12798	N	N	11436 317TH AV NE
3	052607	9030	03/25/02	276250	1320	0	7	1985	3	319730	N	N	20456 MOUNTAIN VIEW RD NE
3	404550	1056	08/01/01	405000	1320	700	7	1961	4	54737	Y	Y	11615 E LAKE JOY DR NE
3	404660	0470	12/11/01	248000	1330	0	7	1980	3	29282	N	N	11147 318TH PL NE
3	404660	1170	09/14/02	244900	1360	430	7	1995	3	14940	N	N	11035 320TH AV NE
3	404650	0380	04/02/02	210000	1370	0	7	1979	3	28975	N	N	31825 NE 104TH ST
3	404660	1440	05/09/01	204000	1370	0	7	1979	3	15000	N	N	31221 NE 111TH ST
3	404660	1470	04/16/01	202450	1370	0	7	1979	3	16005	N	N	31305 NE 111TH ST
3	155810	0130	12/27/02	280000	1400	1110	7	1966	3	109200	N	N	19804 MOUNTAIN VIEW RD NE
3	282607	9061	03/27/02	259000	1400	0	7	1973	3	186872	N	N	30820 NE BIG ROCK RD
3	362607	9019	08/22/01	290000	1400	0	7	1997	3	139392	N	N	10804 356TH AV NE
3	078270	0120	02/20/01	250000	1410	0	7	1980	3	45302	N	N	12306 318TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	404660	0370	07/02/01	257500	1470	0	7	1995	3	18400	N	N	11200 317TH AV NE
3	404670	0050	10/22/01	249950	1470	880	7	1978	3	14300	N	N	31701 NE 102ND PL
3	282607	9125	08/23/01	260000	1480	0	7	1986	3	38146	N	N	32211 NE BIG ROCK RD
3	404550	0385	04/19/01	303300	1510	720	7	1975	3	14450	Y	Y	11125 E LAKE JOY DR NE
3	282607	9115	11/19/02	308000	1530	0	7	1991	3	233704	N	N	12626 322ND AV NE
3	404660	1360	11/15/02	243000	1540	0	7	1989	3	17514	N	N	31132 NE 111TH ST
3	272607	9063	10/04/01	307500	1550	0	7	1979	3	215495	N	N	12324 326TH AV NE
3	404660	0410	10/17/01	235000	1570	0	7	1990	3	24150	N	N	31722 NE 111TH ST
3	282607	9143	10/10/01	244950	1580	0	7	1990	3	35001	N	N	32302 NE BIG ROCK RD
3	404650	1370	08/05/02	250000	1610	0	7	1992	3	16228	N	N	31314 NE 108TH ST
3	362607	9060	11/14/01	234500	1620	0	7	1990	3	51400	Y	N	11422 356TH AV NE
3	282607	9040	06/15/01	250000	1630	0	7	1985	3	57063	N	N	31030 NE 116TH ST
3	212607	9099	05/14/01	295500	1650	0	7	1990	3	208787	N	N	31320 NE 141ST ST
3	404660	0430	09/10/02	240000	1650	0	7	1980	3	16014	N	N	11107 318TH PL NE
3	404720	0895	05/25/01	340000	1670	1400	7	1992	3	73616	N	N	19413 327TH AV NE
3	154950	0520	04/16/01	364900	1700	560	7	1997	3	217850	N	N	18011 322ND PL NE
3	212607	9081	04/05/02	282000	1700	0	7	1995	3	121279	N	N	13512 317TH AV NE
3	404720	0060	05/31/01	400000	1750	60	7	1978	3	20310	Y	Y	19744 324TH AV NE
3	404550	0995	05/02/01	299950	1760	0	7	1987	3	131986	N	N	10709 W LAKE JOY DR NE
3	154950	0143	10/17/02	265000	1770	0	7	1981	3	47753	N	N	31775 NE 171ST ST
3	404650	0680	07/31/02	253000	1770	0	7	1980	3	21620	N	N	10416 316TH AV NE
3	404671	0240	07/25/02	260000	1770	0	7	1978	4	21422	N	N	31703 NE 115TH PL
3	282607	9057	10/03/01	300000	1780	0	7	1951	4	213008	N	N	11645 FAY RD NE
3	282607	9121	06/21/01	300000	1780	460	7	1988	3	64468	N	N	12733 314TH AV NE
3	262607	9062	02/12/02	299950	1790	0	7	1990	3	44431	N	N	34418 NE 118TH ST
3	404670	0280	03/29/01	240500	1800	0	7	1989	3	13500	N	N	31828 NE 103RD ST
3	404660	0970	05/24/01	265000	1820	0	7	1978	4	17280	N	N	10820 320TH AV NE
3	332607	9081	08/16/01	369000	1860	0	7	1990	3	207345	N	N	10035 318TH AV NE
3	282607	9107	08/27/01	329000	1930	0	7	1990	3	207090	N	N	13130 322ND AV NE

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	404660	0350	05/25/01	269000	1950	0	7	1990	3	17472	N	N	11226 317TH AV NE
3	342507	9109	06/14/02	446000	1980	0	7	1990	3	217800	N	N	32429 SE 3RD ST
3	404550	0680	03/12/01	425000	2030	0	7	1991	3	20427	Y	Y	10671 E LAKE JOY DR NE
3	155810	0190	01/03/01	275000	2040	0	7	1967	3	195148	N	N	19410 MOUNTAIN VIEW RD NE
3	212607	9161	05/13/02	273000	2080	0	7	1994	3	49125	N	N	32109 NE 142ND ST
3	272607	9070	06/27/01	355000	2130	0	7	1990	3	44431	N	N	32414 NE 120TH ST
3	404660	0820	10/23/01	272500	2190	0	7	1989	3	17550	N	N	11232 320TH AV NE
3	154950	0585	07/08/02	409950	2220	0	7	1991	3	209523	N	N	31850 NE 183RD ST
3	222607	9074	05/18/01	305000	2290	0	7	1984	3	207345	N	N	32917 NE 134TH ST
3	212607	9016	10/22/01	379000	2310	0	7	1988	3	205603	N	N	13230 322ND AV NE
3	162607	9097	06/08/01	340000	2340	0	7	1989	3	102801	N	N	16325 315TH AV NE
3	262607	9033	09/10/01	370000	2340	0	7	2001	3	212137	N	N	11927 342ND AV NE
3	252606	9058	02/06/02	349850	2410	0	7	1965	4	105415	N	N	12120 272ND AV NE
3	404671	0210	05/28/02	263000	2460	0	7	1990	3	16240	N	N	31720 NE 114TH ST
3	212607	9008	03/23/01	344950	2550	0	7	1990	3	212114	N	N	31515 NE 141ST ST
3	404650	0870	11/19/01	299950	1080	0	8	1984	3	22480	N	Y	31808 NE 106TH ST
3	042507	9100	10/16/01	290500	1340	500	8	1989	3	68479	Y	N	32284 NE 88TH ST
3	212607	9130	11/19/01	255000	1550	0	8	1990	3	40723	N	N	32005 NE 139TH ST
3	404660	1420	08/27/02	272500	1570	0	8	2001	3	15000	N	N	31205 NE 111TH ST
3	282607	9073	07/17/01	342950	1590	0	8	1976	3	132100	N	N	12602 ODELL RD NE
3	082607	9030	02/19/02	329950	1600	0	8	1997	3	216493	N	N	30212 NE 178TH PL
3	142507	9055	11/07/02	397500	1650	0	8	1995	3	112700	N	Y	5020 TOLT RIVER RD NE
3	404720	0560	07/19/01	465000	1720	900	8	1999	3	20450	Y	Y	32714 NE 195TH ST
3	272607	9053	04/15/02	410000	1780	960	8	1981	3	217800	N	N	12219 326TH AV NE
3	404650	0720	09/26/01	289950	1790	0	8	1989	3	13770	N	N	31633 NE 106TH ST
3	154950	0401	07/13/01	292000	1810	0	8	1979	3	211701	N	N	18129 MOUNTAIN VIEW RD NE
3	252606	9060	08/19/02	389950	1810	1810	8	1972	3	131115	N	N	12609 269TH AV NE
3	272607	9088	02/22/02	330000	1810	0	8	1989	3	190357	N	N	13004 328TH AV NE
3	248070	0036	05/29/01	337000	1830	0	8	1990	3	98010	N	N	35830 SE 27TH PL

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	404650	0940	12/17/02	585000	1850	1080	8	1980	3	12675	Y	Y	31622 NE 106TH ST
3	212607	9138	02/21/02	271000	1880	0	8	1992	3	47044	N	N	31006 NE 143RD ST
3	404670	0010	09/24/02	249500	1890	0	8	1989	3	15660	N	N	10217 317TH AV NE
3	404650	0670	07/16/02	298000	1920	0	8	2001	3	16737	N	N	10410 316TH AV NE
3	262507	9036	02/06/02	352000	1940	880	8	1992	3	215186	N	N	34923 NE 14TH ST
3	202607	9067	05/24/01	399999	1970	0	8	1995	3	197326	N	N	13918 294TH AV NE
3	154950	0306	04/05/02	310000	1980	0	8	1990	3	68824	N	N	16827 319TH CT NE
3	162607	9157	03/27/02	325000	2000	0	8	1989	3	39999	N	N	31404 NE 163RD ST
3	202607	9033	02/01/02	297000	2030	0	8	1992	3	52272	N	N	30536 NE 136TH PL
3	404650	1130	12/05/01	305000	2090	0	8	2001	3	13254	N	N	31311 NE 108TH ST
3	404650	1140	01/16/02	305000	2090	0	8	2001	3	13254	N	N	31319 NE 108TH ST
3	252606	9044	06/15/01	350000	2130	0	8	1995	3	86684	N	N	27126 NE 124TH ST
3	282607	9101	10/14/02	345000	2140	0	8	1994	3	44001	N	N	31603 NE 129TH ST
3	404670	0130	04/23/02	259950	2200	0	8	1979	3	16874	N	N	31825 NE 103RD ST
3	022507	9029	11/20/02	550000	2310	0	8	2000	3	871200	N	N	9309 TOLT HIGHLAND RD. NE
3	282607	9152	12/19/01	437500	2314	0	8	1999	3	246150	N	N	12122 322ND AV NE
3	154950	0197	07/22/02	395000	2320	0	8	1998	3	94089	N	N	16761 315TH PL NE
3	292607	9016	01/05/01	700000	2350	0	8	1991	3	1295038	N	N	12201 308TH AV NE
3	404550	0060	03/15/01	480000	2400	0	8	1989	3	33750	Y	Y	11422 W LAKE JOY DR NE
3	404720	0905	11/12/02	300000	2480	0	8	1995	3	45738	Y	N	19403 327TH AV NE
3	272607	9076	10/16/02	375000	2490	0	8	1984	3	113256	N	N	12111 326TH AV NE
3	861190	0090	09/10/01	395000	2690	0	8	1986	3	396831	N	N	28215 NE 120TH ST
3	404720	0405	08/08/01	450000	2740	0	8	1998	3	17280	Y	Y	19743 330TH AV NE
3	082607	9049	07/23/01	315000	2890	0	8	1985	3	196891	N	N	17521 300TH AV NE
3	102507	9036	03/19/01	377500	3050	0	8	1980	3	209088	N	N	33911 NE 66TH ST
3	042507	9102	08/06/01	425000	3080	0	8	2001	3	61903	N	N	32296 NE 88TH ST
3	262507	9029	08/07/02	429950	3080	0	8	1978	3	213444	Y	N	1409 352ND AV NE
3	282607	9109	10/23/01	360000	3390	0	8	1990	3	240185	N	N	13002 322ND AV NE
3	232507	9035	03/27/01	387000	2040	0	9	1990	3	223027	N	Y	3715 LAKE LANGLOIS RD NE

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price (\$\$)	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	404670	0090	07/05/02	262000	2350	0	9	1980	3	14400	N	N	31749 NE 102ND PL
3	272607	9061	07/08/02	397000	2720	0	9	1988	3	149410	N	N	33331 NE LAKE JOY RD
3	272607	9005	08/09/01	421000	2850	0	9	2001	3	217800	N	N	12808 328TH AV NE
3	195463	0050	04/08/02	395000	2950	0	9	1995	3	32289	Y	N	9333 318TH PL NE
3	292607	9022	03/08/01	529950	2960	0	9	2000	3	277041	N	N	29330 NE BIG ROCK RD
3	404720	0840	05/30/01	395000	3000	0	9	1999	3	24225	N	N	19440 324TH AV NE
3	292607	9045	05/21/02	515000	3450	0	9	1991	3	175547	N	N	30535 NE 132ND ST
3	154950	0198	05/31/01	587500	4370	0	9	1998	3	162478	N	N	16771 315TH PL NE
3	272607	9103	09/27/02	349000	2630	0	10	1991	3	185130	N	N	33227 NE 118TH PL
3	212607	9165	11/08/02	400000	2740	0	10	1995	3	40028	N	N	32020 NE 142ND ST
3	272607	9013	12/03/01	453000	2810	0	10	2001	3	74923	N	N	33305 NE 122ND ST
3	272607	9136	10/16/02	492500	3100	0	10	2001	3	116741	N	N	12262 337TH PL SE
3	272607	9126	09/06/01	539600	3120	0	10	2001	3	131551	N	N	11800 338TH AV NE
3	272607	9009	04/22/02	447000	3180	0	10	2001	3	43550	N	N	33215 NE 122ND ST
3	272607	9125	02/26/01	525000	3300	0	10	2001	3	99316	N	N	11712 338TH AV NE
3	272607	9130	10/21/02	480000	3330	0	10	2001	3	102366	N	N	12245 337TH PL SE
3	342607	9008	04/23/01	399950	3490	0	10	2000	3	235659	N	N	10930 KELLY RD NE
3	322607	9091	12/27/02	550000	3680	0	10	1994	3	203860	N	N	10212 302ND WY NE
3	154950	0530	04/25/02	649000	3930	1200	10	1998	3	416495	N	N	18023 322ND PL NE
5	357010	0040	06/26/01	215000	1830	0	6	1986	3	43560	N	N	2534 323RD AV NE

Improved Sales Removed from this Annual Update Analysis
Area 70
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	022606	9014	03/01/02	\$ 92,000	QUIT CLAIM DEED
1	062507	9019	05/04/01	\$ 200,000	EXTREME RATIOS
1	062607	9027	07/10/02	\$ 400,000	OPEN SPACE DESIGNATION
1	142606	9033	07/24/01	\$ 402,000	DIAGNOSTIC OUTLIER
1	232606	9008	05/21/01	\$ 252,500	OPEN SPACE DESIGNATION
1	252606	9088	11/01/01	\$ 187,500	EXTREME RATIOS
1	252606	9094	09/06/02	\$ 400,400	MAINTENANCE NOT PICKED UP
1	252606	9101	12/31/01	\$ 665,000	DIAGNOSTIC OUTLIER
1	312607	9013	03/12/02	\$ 90,000	EXTREME RATIOS
3	042507	9005	08/13/02	\$ 49,313	EXTREME RATIOS
3	042507	9094	04/05/01	\$ 99,950	EXTREME RATIOS
3	052607	9026	04/12/01	\$ 8,000	EXTREME RATIOS
3	072607	9028	09/06/02	\$ 119,000	UNFINISHED AREA CODED
3	102507	9072	11/04/02	\$ 469,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	112507	9096	11/15/02	\$ 225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	142607	9054	07/12/01	\$ 339,000	OBSOLESENCE CODED
3	154600	0230	05/02/02	\$ 125,000	DIAGNOSTIC OUTLIER
3	154950	0310	08/20/02	\$ 265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	155000	0116	08/28/01	\$ 224,950	DIAGNOSTIC OUTLIER
3	155000	0450	08/14/01	\$ 499,950	DIAGNOSTIC OUTLIER
3	155000	0530	06/04/02	\$ 503,800	EXEMPT FROM EXCISE TAX
3	155000	0701	06/10/02	\$ 293,000	OPEN SPACE DESIGNATION
3	155810	0170	05/22/01	\$ 325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	162607	9027	06/26/01	\$ 210,000	DIAGNOSTIC OUTLIER
3	162607	9094	08/30/01	\$ 175,000	DIAGNOSTIC OUTLIER
3	172607	9057	04/06/02	\$ 118,894	QUIT CLAIM DEED
3	202607	9032	06/27/01	\$ 194,950	DIAGNOSTIC OUTLIER
3	212607	9051	07/12/02	\$ 44,876	QUIT CLAIM DEED
3	212607	9074	10/04/02	\$ 322,421	CORPORATE AFFILIATES; FORCED SALE
3	222607	9065	08/30/01	\$ 5,000	EXTREME RATIOS
3	222607	9080	04/23/01	\$ 285,000	Diagnostic Outlier
3	232507	9026	09/04/01	\$ 195,000	DIAGNOSTIC OUTLIER
3	248070	0063	12/12/01	\$ 290,000	IMPROVEMENT VALUE LE \$10,000
3	262607	9021	06/14/01	\$ 233,500	RELOCATION - SALE BY SERVICE
3	262607	9021	02/12/01	\$ 233,500	RELOCATION - SALE TO SERVICE
3	262607	9082	02/20/01	\$ 999,000	TIMBER AND FOREST LAND
3	272507	9038	12/02/02	\$ 825,000	DIAGNOSTIC OUTLIER
3	272607	9020	10/25/02	\$ 152,700	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	272607	9070	12/06/02	\$ 131,000	EXTREME RATIOS
3	272607	9113	06/05/02	\$ 475,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	282607	9050	03/14/02	\$ 133,000	EXTREME RATIOS
3	282607	9122	07/25/01	\$ 311,000	MULTI PARCEL SALE

Improved Sales Removed from this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	282607	9151	03/19/01	\$ 285,000	QUESTIONABLE PER SALES IDENTIFICATION
3	292607	9056	08/23/02	\$ 459,000	UNFINISHED AREA CODED
3	302607	9045	09/18/02	\$ 300,000	UNFINISHED AREA CODED
3	302607	9066	01/31/01	\$ 350,000	STATEMENT TO DOR
3	302607	9069	03/19/01	\$ 448,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	312607	9035	07/08/02	\$ 190,000	DIAGNOSTIC OUTLIER
3	312607	9048	02/25/02	\$ 837,000	DIAGNOSTIC OUTLIER
3	332607	9005	08/31/01	\$ 240,000	OBSOLESENCE CODED
3	342607	9121	09/19/02	\$ 466,000	MAINTENANCE NOT PICKED UP
3	404550	0035	09/06/02	\$ 500,000	UNFINISHED AREA CODED
3	404550	0040	01/24/01	\$ 85,000	EXTREME RATIOS
3	404550	0180	07/31/01	\$ 390,000	PERCENT COMPLETE CODED
3	404550	0575	07/24/01	\$ 145,000	DIAGNOSTIC OUTLIER
3	404550	0920	02/02/01	\$ 250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	404660	0480	04/17/01	\$ 140,000	DIAGNOSTIC OUTLIER
3	404660	0520	06/15/01	\$ 93,151	EXTREME RATIOS
3	404660	1010	11/12/01	\$ 254,995	RELOCATION - SALE BY SERVICE
3	404660	1010	08/07/01	\$ 262,500	RELOCATION - SALE TO SERVICE
3	404660	1130	02/25/02	\$ 231,000	MULTI PARCEL SALE
3	404660	1160	08/12/02	\$ 199,950	PERCENT COMPLETE CODED
3	404720	0545	12/06/01	\$ 425,000	DIAGNOSTIC OUTLIER
3	404720	0715	02/05/02	\$ 160,000	DIAGNOSTIC OUTLIER
3	404720	0750	05/25/01	\$ 146,000	DIAGNOSTIC OUTLIER
3	404720	0825	09/10/02	\$ 200,000	OBSOLESENCE CODED
3	404720	0985	07/24/02	\$ 72,923	QUIT CLAIM DEED
5	282507	9048	09/13/02	\$ 480,000	OPEN SPACE DESIGNATION
5	292507	9016	09/24/01	\$ 409,000	OPEN SPACE DESIGNATION
5	322507	9001	02/06/01	\$ 170,000	DIAGNOSTIC OUTLIER
5	332507	9035	07/02/01	\$ 225,000	MULTI PARCEL SALE

Vacant Sales Used in this Annual Update Analysis
Area 70

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	252606	9091	6/21/2002	\$ 150,000	200527	N	N
3	022507	9036	9/10/2001	\$ 232,500	871200	N	N
3	032507	9028	11/5/2002	\$ 235,000	871200	N	N
3	032507	9050	11/21/02	\$ 200,000	871200	N	N
3	032507	9051	12/17/01	\$ 249,000	871200	N	N
3	032507	9058	05/07/02	\$ 107,950	205603	N	N
3	032507	9059	04/05/02	\$ 89,000	111513	N	N
3	072607	9025	01/25/01	\$ 90,000	210394	Y	N
3	082607	9040	11/22/02	\$ 100,000	105415	N	N
3	082607	9057	03/21/02	\$ 50,000	217800	N	N
3	082607	9071	03/28/02	\$ 90,000	192535	N	N
3	112507	9109	06/12/01	\$ 315,000	871200	N	N
3	142507	9064	05/13/02	\$ 169,000	276170	N	N
3	154950	0273	05/14/01	\$ 80,000	85813	N	N
3	155810	0005	02/21/02	\$ 80,950	423417	Y	N
3	155810	0240	03/14/01	\$ 90,000	332000	N	N
3	155810	0320	07/30/01	\$ 115,000	422477	N	N
3	202607	9020	11/17/02	\$ 115,000	176853	N	N
3	232607	9048	8/27/2001	\$ 70,000	222900	N	N
3	248070	0061	6/18/2002	\$ 107,000	102366	N	N
3	262507	9003	12/01/02	\$ 225,000	865537	N	N
3	272607	9075	7/10/2002	\$ 121,000	217800	N	N
3	272607	9091	5/13/2002	\$ 88,500	217800	N	N
3	282607	9046	4/22/2002	\$ 135,000	435600	N	N
3	282607	9158	12/02/02	\$ 165,000	174240	N	N
3	282607	9159	09/27/01	\$ 165,000	333669	N	N
3	342607	9082	1/7/2002	\$ 225,000	873378	N	N
3	342607	9084	7/25/2001	\$ 225,000	872942	N	N
3	362607	9040	4/22/2002	\$ 210,000	982278	N	N
3	404550	0640	06/10/02	\$ 122,950	113256	N	N
3	404550	1079	06/20/02	\$ 25,000	454766	Y	Y
3	404720	0280	06/03/02	\$ 120,000	28835	Y	Y
5	032407	9022	11/4/2002	\$ 70,000	453895	N	N
5	042407	9026	10/19/2001	\$ 14,000	82764	Y	N

Vacant Sales Removed from this Annual Update Analysis
Area 70

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	062607	9004	03/28/02	66000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
1	072607	9039	11/11/02	105250	OPEN SPACE DESIGNATION
1	252606	9016	09/28/01	30000	EXTREME RATIOS
3	012507	9028	1/5/2001	185000	TIMBER AND FOREST LAND
3	022507	9033	12/11/01	128250	DIAGNOSTIC OUTLIER
3	022507	9035	08/29/02	185000	DIAGNOSTIC OUTLIER
3	102507	9037	12/17/01	100000	DIAGNOSTIC OUTLIER
3	112507	9014	11/27/02	140000	EXTREME RATIOS
3	112507	9035	12/18/02	75000	DIAGNOSTIC OUTLIER
3	112507	9088	03/09/01	50000	DIAGNOSTIC OUTLIER
3	112507	9103	06/07/01	220000	OPEN SPACE DESIGNATION
3	112507	9108	06/12/01	325000	OPEN SPACE DESIGNATION
3	142507	9010	07/24/02	110000	GOVERNMENT AGENCY
3	142507	9040	09/25/02	16500	GOVERNMENT AGENCY
3	155000	0380	11/21/02	80000	DIAGNOSTIC OUTLIER
3	155000	0541	04/01/02	163250	GOVERNMENT AGENCY
3	155000	0640	10/01/01	120994	OPEN SPACE DESIGNATION
3	155000	0643	06/13/02	113000	OPEN SPACE DESIGNATION
3	155810	0140	12/31/01	140000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	172607	9004	01/18/02	59004	EXTREME RATIOS
3	202607	9077	02/19/02	25000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	212607	9036	05/10/02	160000	DIAGNOSTIC OUTLIER
3	222507	9034	3/20/2001	30000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	252606	9003	11/07/02	62500	CORPORATE AFFILIATES
3	272607	9073	08/26/02	175000	DIAGNOSTIC OUTLIER
3	282607	9119	01/21/02	12500	EXTREME RATIOS
3	282607	9119	01/17/02	3000	DIAGNOSTIC OUTLIER
3	302607	9054	07/13/01	90531	QUIT CLAIM DEED
3	332607	9090	03/25/02	450000	DIAGNOSTIC OUTLIER
3	342507	9037	11/26/01	5000	GOVERNMENT AGENCY
3	342507	9039	03/21/02	10000	GOVERNMENT AGENCY
3	342507	9044	12/28/01	20000	GOVERNMENT AGENCY
3	342507	9045	11/26/01	22000	GOVERNMENT AGENCY
3	342507	9048	11/26/01	20000	GOVERNMENT AGENCY
3	342507	9057	12/28/01	5000	GOVERNMENT AGENCY
3	342507	9060	12/28/01	6250	GOVERNMENT AGENCY
3	342507	9061	08/05/02	5000	GOVERNMENT AGENCY
3	342507	9062	03/21/02	5000	GOVERNMENT AGENCY
3	342507	9067	11/21/01	5000	GOVERNMENT AGENCY
3	352607	9017	2/15/2001	225000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	362607	9043	12/12/02	150000	DIAGNOSTIC OUTLIER
3	404650	0400	05/24/01	30000	EXTREME RATIOS
3	404671	0590	5/11/2001	275500	EXTREME RATIOS
3	404720	0015	06/26/01	150000	EXTREME RATIOS
3	404720	0420	06/25/01	93000	DIAGNOSTIC OUTLIER
3	404720	0440	02/12/01	89000	DIAGNOSTIC OUTLIER
3	404720	0535	03/29/01	50000	DIAGNOSTIC OUTLIER
3	865680	0130	07/24/02	10000	GOVERNMENT AGENCY

**Vacant Sales Removed from this Annual Update Analysis
Area 70**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	865680	0140	01/10/02	10000	GOVERNMENT AGENCY
3	865680	0250	01/10/02	25000	GOVERNMENT AGENCY
5	102407	9036	4/20/2001	82500	GOVERNMENT AGENCY



**King County
Department of Assessments**

King County Administration Bldg.
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(206) 296-5195 FAX (206) 296-0595
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**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2003

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2003 Revaluation for 2004 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2003. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2003. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr